

BOARD OF APPEAL REFERRALS

October 5, 1978

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55 Leo Birmingham Parkway, Brighton

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MEMORANDUM

October 5, 1978

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: ROBERT J. RYAN, DIRECTOR
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/17/78

Petition No. Z-4234
Robert F. Evans
69 Arlington Street, Hyde Park
near River Street

2½ story frame structure - single family (S-.5) district.

Purpose: Change occupancy from one family dwelling to two family dwelling.

Violations: Required Proposed

Section 8-7. Any dwelling converted for more
families is forbidden in an S-.5
district.

Proposed conversion is consistent with the one and two family residential
character of the neighborhood. Residents have no objection. Recommend
approval with proviso.

VOTED: In reference to Petition Z-4234, brought by Robert F.
Evans, 69 Arlington Street, Hyde Park, for a forbidden
use for a change of occupancy from one family to two
family dwelling in a single family (S-.5) district, the
Boston Redevelopment Authority recommends approval with
proviso that dwelling be owner-occupied.

Board of Appeal Referrals 10/5/78

Hearing: 10/17/78

Petition No. Z-4245
Esther G. Katz
7 Boardman Street, East Boston
near Saratoga Street

Two-story frame structure - local business (L-1) district.

Purpose: Change occupancy from two-family dwelling to storage of auto wheels and rims.

Violations: Required Proposed

Section 8-7. Storage of auto wheels and rims is forbidden in an L-1 district.

Facility, existing for many years, provides storage space for adjacent tire service business. Little City Hall has no objection. Recommend approval with provisos.

VOTED: In reference to Petition Z-4245, brought by Esther G. Katz, 7 Boardman Street, East Boston, for a forbidden use for a change of occupancy from a two-family dwelling to storage of auto wheels and rims in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no exterior storage be allowed; that plans be submitted to the Authority for design review.

Z-4245
7 BOARDMAN
(E. B.)

J. H. L. NOYES PLAYGROUND

TENNIS COURTS

Board of Appeal Referrals 10/5/78

Hearing: 10/17/78

Petition No. Z-4249
Augustine Villarreal
17 Melrose Street, Boston
near Church Street

Three-story structure - apartment (H-2) district

Purpose: Legalize occupancy - three-family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
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Section 8-7. Any dwelling converted for more families which does not meet the requirement for open space is forbidden in an H-2 district.

Section 17-1: Open space is insufficient 150 s.f. 60 s.f.

Three-family occupancy is consistent with existing neighborhood density.
Recommend approval.

VOTED: In reference to Petition Z-4249, brought by Augustine Villarreal, 17 Melrose Street, Boston, for a forbidden use and a variance to legalize occupancy as a three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Occupancy is consistent with existing neighborhood density.



Board of Appeal Referrals 10/5/78

Hearing: 10/24/78

Petition No. Z-4251-Z-4252
Massachusetts Port Authority
117-119 Coleridge Street, East Boston
near Byron Street

14,300 square feet of land - residential (R-.5) district.

Purpose: Relocate two three-story three-family dwellings on-site; erect foundations.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 8-7. Three-family dwellings are forbidden in an R-.5 district.		
Section 14-1. Lot area is insufficient.	2 acres	7,150 s.f.
Section 14-3. Lot width is insufficient.	200 ft.	55 ft.
Section 14-4. Street frontage is insufficient.	200 ft.	40 ft.

Buildings would be relocated from their present locations on Neptune Road. First phase of this community supported project was approved by the Authority in February and subsequently by the Board of Appeal. Violations will not have any adverse impact on the surrounding properties.

Recommend approval.

VOTED: In reference to Petitions Z-4251-4252, brought by Massachusetts Port Authority, 117-119 Coleridge Street, East Boston, for two forbidden uses and six variances to relocate two three-story three-family dwellings on site in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Violations will not have any adverse impact on the surrounding properties.

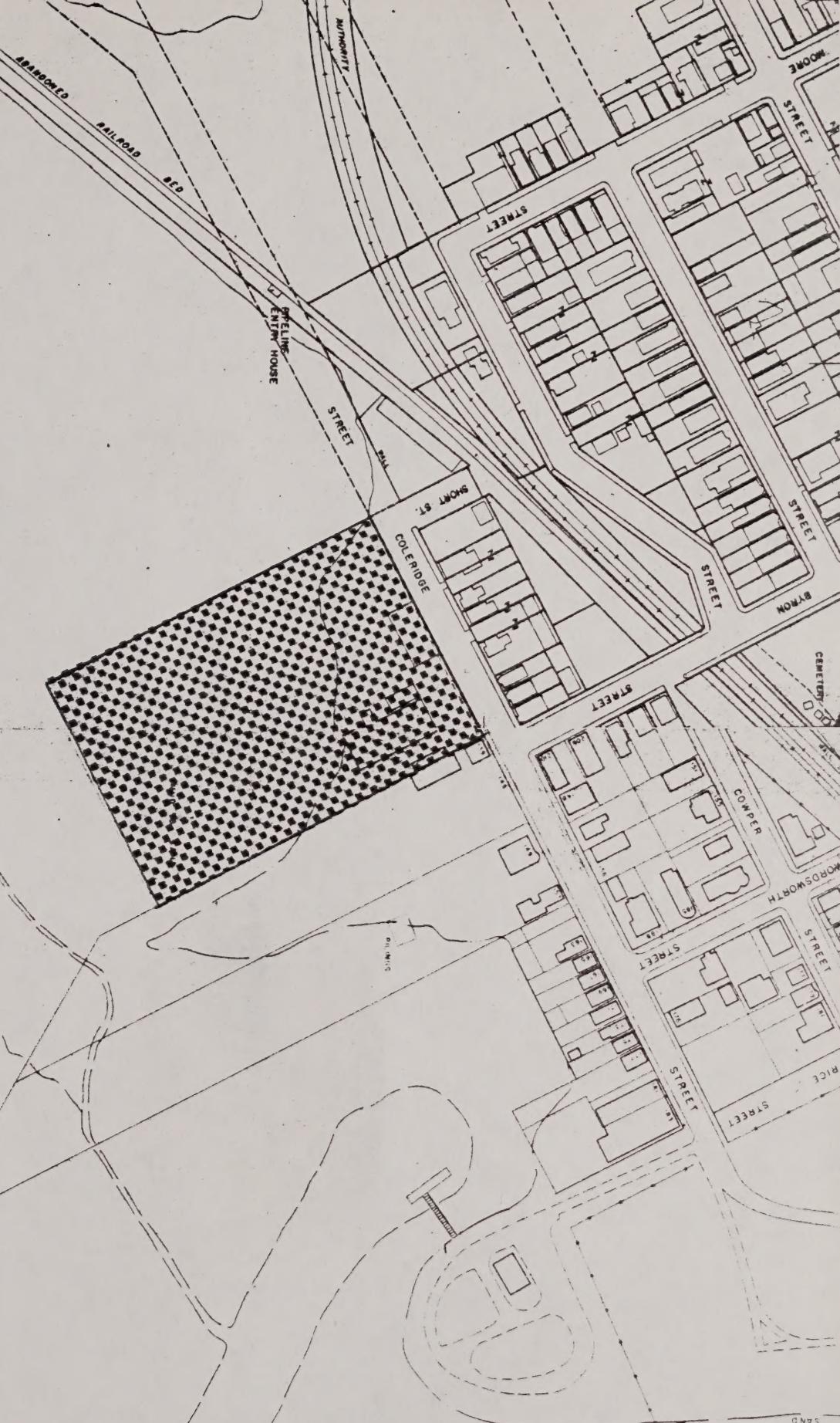
109-115

Z-4251-52
COLERIDGE ST.
(E.B.)

TIDAL

FLAT

MUD & SAND



Board of Appeal Referrals 10/5/78

Hearing: 10/24/78

Petition No. Z-4253
Myer Bernstein
32 Carlson Circle, West Roxbury
near Church Street

2½ story frame structure - single family (S-.5) district.

Purpose: Legalize addition to one family dwelling.

Violations:	<u>Required</u>	<u>Proposed</u>
Section 19-1. Side yard is insufficient.	12 ft.	0
Section 20-1. Rear yard is insufficient.	40 ft.	32 ft.

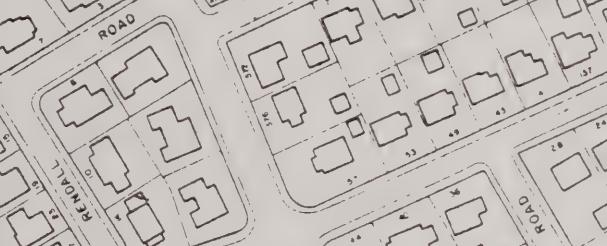
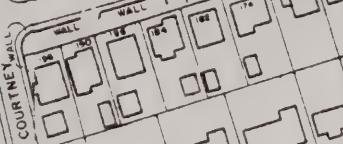
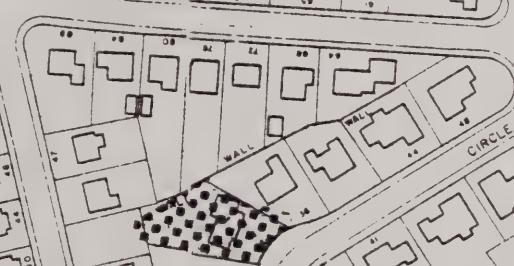
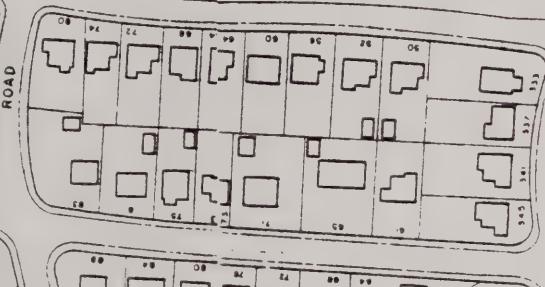
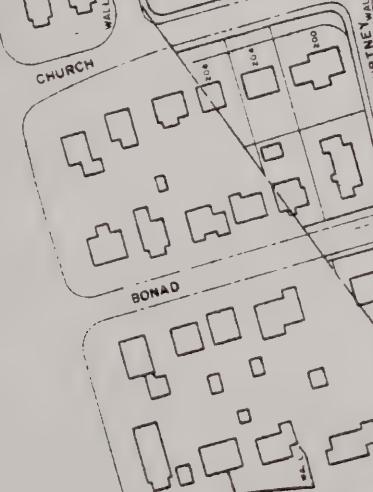
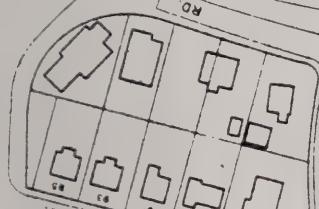
Condition has existed over twenty years without adverse impact. Recommend approval.

VOTED: In reference to Petition Z-4253, brought by Myer Bernstein, 32 Carlson Circle, West Roxbury, for two variances to legalize a one story addition to a one family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. Condition has existed over twenty years without adverse impact.

Z - 4253
CARLSON CIRCLE
(W.R.)

32

WARS
FOREIGN
OF
VETERANS
PKWY
WARS
FOREIGN
OF
VETERANS



Board of Appeal Referrals 10/5/78

Hearing: 10/24/78

Petition No. Z-4254
Mobil Oil Company
150 Friend Street, Boston
at Market Street

Gas Service Station - manufacturing (M-4) district.

Purpose: Use premises for open air parking for fee.

Violations: Required Proposed

Section 8-7. Parking lot is conditional in a restricted parking district.

Service station would rent space to its customers. Recommend denial.

VOTED: In reference to petition Z-4254, brought by Mobil Oil Company, 150 Friend Street, Boston, for a conditional use for use of premises for open air parking for fee in a manufacturing (M-4) restricted parking district, the Boston Redevelopment Authority recommends denial because of the limitation of spaces in the parking freeze area.



Board of Appeal Referrals 10/5/78

Hearing: 11/7/78

Petition No. Z-4255
480 Boylston Street Realty Trust
480 Boylston Street, Boston
near Berkeley Street

Six-story structure - general business (B-8) district.

Purpose: Change occupancy from offices, school, retail stores to office, retail stores and two schools.

Violations:

Required Proposed

Section 8-7. Trade, professional or other school
is conditional in a B-8 district.

Proposed addition of a bartending school will have little impact on the area. Neighborhood Association and Little City Hall have no objection.
Recommend approval.

VOTED: In reference to Petition Z-4255, brought by 480 Boylston Street Realty Trust, 480 Boylston Street, Boston for a conditional use for a change of occupancy from offices, school, retail stores, to office, retail stores and two schools in a general business (B-8) district, the Boston Redevelopment Authority recommends approval. School will comply with conditional use requirements.

Board of Appeal Referrals 10/5/78

Hearing: 11/7/78

Petition No. Z-4256
Philip Krupp
11-19 Temple Place, Boston
near Tremont Street

Five-story structure - general business (B-10) district.

Purpose: Change occupancy from retail store, clinic and offices to
retail stores, clinic, offices and electrolysis school.

Violations: Required Proposed

Section 8-7. Electrolysis school is conditional
in a B-10 district.

Facility is consistent with and will have no impact on the Downtown
Commercial District. Recommend approval.

VOTED: In reference to Petition Z-4256, brought by Philip Krupp,
11-19 Temple Place, Boston, for a conditional use for a
change of occupancy from retail store, clinic and offices
to retail stores, clinic, offices and electrolysis school
in a general business (B-10) district, the Boston
Redevelopment Authority recommends approval. Facility is
consistent with and will have no impact on the Downtown
Commercial District.

Z-4256

11-19 TEMPLE PLACE
(B.P.)



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Board of Appeal Referrals 10/5/78

Hearing: 11/7/78

Petition No. Z-4257
Garabet Horenian
54 Arborway, Jamaica Plain
near Centre Street

2½ story frame structure - single family (S-.5) district.

Purpose: Change occupancy from one family dwelling to one family dwelling and office of resident engineering consultant.

Violations:

Required Proposed

Section 8-7. Accessory office is conditional in
an S-.5 district.

Proposed use is inappropriate, a commercial intrusion in a low density residential area. Neighborhood Association is opposed. Recommend denial.

VOTED: In reference to Petition Z-4257, brought by Garabet Horenian, 54 Arborway, Jamaica Plain, for a conditional use for a change of occupancy from one family dwelling to one family dwelling and office of resident engineering consultant in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposed use is inappropriate, a commercial intrusion in a low density residential area. Neighborhood Association is opposed.



Board of Appeal Referrals 10/5/78

Hearing: 11/7/78

Petition No. Z-4258
Fitz Inn Auto Parks, Inc. (Lessee)
230-246 Stuart & 66-72 Church
Streets, Boston

Parking lot - general business (B-8) district.

Purpose: Increase capacity of parking lot for fee from 34 to 62 vehicles.

Violations:

Required Proposed

Section 8-6. Extension of a conditional use
requires Board of Appeal hearing.

Facility has been in existence since 1967. Traffic and Parking Commission
approves increase of 28 vehicles. Air Pollution Control Commission
issued freeze permit. Recommend approval.

VOTED: In reference to Petition Z-4258, brought by Fitz Inn Auto
Parks, Inc., 230-246 Stuart and 66-72 Church Streets,
Boston, for a conditional use to increase capacity of
parking lot for fee from 34 to 62 vehicles in a general
business (B-8) district, the Boston Redevelopment Authority
recommends approval. Facility has been in existence
since 1967. Traffic and Parking Commission approves this
increase.

Hearing: 10/24/78

Petition No. Z-4280

David & Jack Spector, Trustees
55 Leo Birmingham Parkway, Brighton
at Soldiers Field Road

Two-story masonry structure - manufacturing (M-1) district.

Purpose: Subdivide lot.

Violations:

Required Proposed

Section 20-1. Rear yard is insufficient.

20 ft. 0

Subdivision will enable tenant of many years to purchase property. Rear yard deficiency is technical with no significant impact on this commercial area. Recommend approval.

VOTED: In reference to Petition Z-4280, brought by David and Jack Spector, Trustees, 55 Leo Birmingham Parkway, Brighton, for a variance to subdivide lot in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. Rear yard deficiency is technical with no significant impact on this commercial area.



